

The Commonwealth of Massachusetts
Department of Public Safety

Board of Elevator Regulations
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ADVISORY

TO: All. Elevator Companies

FROM: Board of Elevator Regulations

RE: Installation of Machine Roomless (MRL) units in the Commonwealth

DATE: September 18, 2008

The Process for Installing an MRL in the Commonwealth of Massachusetts shall be as follows:

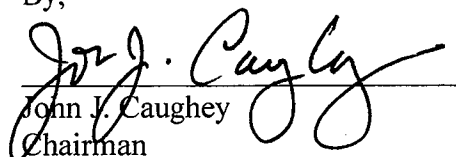
1. Companies planning to install new design MRL products must schedule a hearing with the Board of Elevator Regulations for a new product presentation.
2. All MRL installations need to be installed under the MRL guidelines already mandated by the Board as attached to this letter.
3. If the design appears to meet the MRL guidelines, the Board will arrange with the Elevator Company to visit an existing installation outside of the Commonwealth, if necessary.
4. The Board may then permit an installation in the Commonwealth if the guidelines are met. Once the elevator is installed, the company must notify the Board so members may visit the installation for final approval.
5. If final approval is granted, the Elevator Company must then apply for a variance for each individual installation. However, a hearing is not necessary for each installation as long the proposed installation conforms with the initial variance. The variance request must identify the specific MRL model (i.e. Ecospace, Gen2, Gen2L, or TIME).
6. Whenever a change or modification is made to an MRL design that is not code compliant, the Elevator Company must schedule another hearing for approval.

This protocol shall become effective immediately. Thank you for your anticipated cooperation.

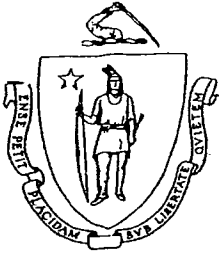
Very truly yours,

BOARD OF ELEVATOR REGULATIONS

By,


John J. Caughey
Chairman

Enclosure



Mitt Romney
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Lieutenant Governor

The Commonwealth of Massachusetts

Board of Elevator Regulations

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Edward J.
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March 14, 2006

TO: Whom it may concern

FROM: Board of Elevator Regulations

James F. Comley, Chairman

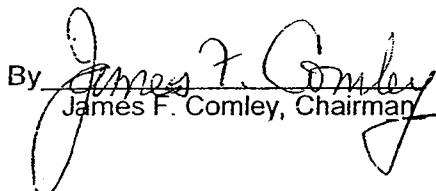
RE: Guidelines for Machine Room Less Elevators (MRL's)

Following up on the letter issued by the Board of Elevator Regulations concerning MRL's (machine room less) elevators dated March 16, 2004, and a E-mail sent to elevator contractors on January 3, 2005, the Board is issuing the following guidelines:

- 1) The control room and hoistway must be vented per 524 CMR 35.00 Mass Mod 2.14 - Control of Smoke and Hot Gases (with Massachusetts modification).
- 2) The control room is required to have fire rated construction in accordance with building code.
- 3) No other equipment is allowed in control room per 2-7.2.1 (with Massachusetts's modifications).
- 4) The control room door is required to be a labeled self-closing door not less than 30" wide and not less than 6'-8" high equipped with spring locks that can be opened from the inside per 2.7.3.4.1. A permanent sign shall be placed on the door that will read "MRL ELEVATOR CONTROL ROOM - NO STORAGE ALLOWED". The letter size shall be a minimum of 3/4 inch and shall be of a contrasting color with that of the background.
- 5) A control space using an area shared with a public corridor or other non-elevator use to obtain electrical working clearance will not be allowed.
- 6) A working clearance of at least 3'-6" shall be maintained in front of the elevator controller at all times with the **control room door closed**.
- 7) A receptacle as required by electrical code is required to be located within the control room.

- 8) A mainline disconnect switch or circuit breaker must be located inside the control room door not more than 18" from the jamb to the operating handle and at a height of not more than 66" above the finished floor. If more than one controller is located in a single control space, the switches shall be grouped together as close as possible. In the case of a control room with double swing doors, the doors shall swing out and the switches shall be on the wall adjacent to the hinge side of the most active door panel. The disconnecting means shall be designed that it can be locked out and tagged in the open position
- 8a) A disconnect switch **SHALL** be installed in the hoistway within sight of the elevator driving machine and shall be designed that it can be locked out and tagged out in the open position. When activated, it shall cause power to be removed from the driving machine and brake, per 2.26.2. It **SHALL** also be designed to open a contact in the stop switch circuit and render the elevator inoperative.
- 9) A separate branch circuit for car lights, receptacle(s) auxiliary power lighting, and ventilation on each car shall be supplied with an over current protective device located in the control space. The switch shall be clearly marked "CAR LIGHTS".
- 10) The control space shall contain at least (2) lighting fixtures with a switch located between the mainline disconnect switch and the lock jamb side of the control room door.
- 11) The control room shall be located adjacent to the hoistway whenever possible, however if not possible, the distance from the control space to the hoistway shall not exceed 10 feet, two-way communication shall be installed between the car and the control room. It must be possible to determine car position, movement, location and direction from the control room. If ventilation is accomplished by means of a horizontal duct, the duct shall have the same rating as the hoistway and contain an exhaust fan powered by a normal and emergency power source activated by a fire alarm initiating device and a thermostat in the control space.
- 12) A fire alarm initiating device shall be located in the control space and tied into the elevator's fire emergency service.
- 14) The control room shall be required to be maintained at a temperature of not less than 50 deg. F nor more than 90 deg. F either by natural air circulation or by an HVAC system. A make up air damper when needed must have a fusible link/shutter or other method to close it in case of fire, smoke detector actuation, or power failure.
- 15) A permanent sign shall be mounted on the head jamb of the main floor entrance, which shall read "MRL-CONTROL ROOM LOCATED ON ___ FLOOR". It shall be a minimum of 3/4 inch high and shall be of a contrasting color with that of the background.
- 16) Until such time as regulations become effective for MRL (machine room less) elevators, individual variances are required for each job location, and issued to the individual State I.D. number. Each such request for a variance will list each specific item that is not in accordance with code.

Board of Elevator Regulations

By 
James F. Comley, Chairman